

**PLANNING AND ZONING COMMISSION  
MEETING AGENDA**

**Monday, February 27, 2006  
7:00 PM**

**TOWN HALL ANNEX BUILDING  
57 MAIN STREET, ELLINGTON, CT**

**I. CALL TO ORDER:**

**II. PUBLIC COMMENTS:**

**III. PUBLIC HEARINGS:**

1. #S200515 – Landmark Surveys, LLC for a 4 lot subdivision on property located on Webster Road, APN 126-002-0000 in a RA Zone. (Continued from the 1/30/05 meeting)
2. #Z200605 – Natasha Grishtaev for a special permit for an accessory apartment on property located at 9 Majus Circle, APN 002-015-0000 in an AA Zone.
3. #Z200607 – Landmark Surveys, LLC for special permit and site plan modification for a 50' x 70' office addition, a 50' x 20' garage addition to existing auto body shop, parking expansion and associated improvements on property located at 408 Somers Road, APN 121-029-0000 in an I Zone.
4. #Z200603–Ellington Planning and Zoning Commission for a zone change from RA & C to C on properties located at 290 Somers Road, APN 083-001-0000 and on Somers Road, APN 083-006-0000; a zone change from RA to C on properties located at 306 Somers Road, APN 083-005-0000, 304 Somers Road, APN 083-004-0000, Somers Road, APN 083-003-0000 and 298 Somers Road, APN 083-002-0000; and to expand the C Zone on property located at 18 Meadow Brook Road, APN 091-001-0000 in a RA & C Zone.
5. #Z200542 – Landmark Surveys, LLC for a zone change to C Zone on property located at 298 Somers Road, APN 083-002-0000 in an RA Zone. (Continued from the 1/30/05 meeting)

**IV. NEW BUSINESS:**

1. #Z200606 – Robert Evaristo for site plan approval for proposed parking and signage on property located at 304 Somers Road, APN 083-004-0000 in an RA Zone.
2. #Z200609 – Kevin Samble for a Certificate of Approval of Location for a dealer's and repair's license on property located at 133 West Road, APN 037-006-0000 in a PC Zone.
3. #S200601 – Oakhill Equestrian Properties, LLC for a 6 lot resubdivision on property located at 4 Clydesdale Circle, APN 047-034-0021 in an A Zone. (RECEIPT ONLY)
4. #S200602 – Cantor & Goldfarb Partnership for a 2 lot subdivision on property located at 1 Webster Road, APN 096-007-0000 in an RA Zone. (RECEIPT ONLY)

5. #Z200608 – Christopher Libby for a site plan modification for construction of a 17,000 commercial space for a self storage facility and associated office space, retail space, modification of existing bar and grill and associated site improvements on property located at 117 Stafford Road, APN 148-087-0000 and 137 Stafford, APN 148-084-0000 in a C Zone. (RECEIPT ONLY)
6. #Z200610 – Sudhakar Nagardeolekar for a special permit for an accessory apartment on property located at 2 Tyler Drive, APN 021-031-0004 in an A Zone. (RECEIPT ONLY)
7. Request for a 60-day extension to file subdivision mylars for the Heather Hollay Subdivision, #S200506.
8. Request to change status of the Ellington Highlands Subdivision, Phase 4 from Conditional to Final Approval.
9. Request for a Bond Reductions for the Ellington Highland Subdivision, Phases 1, 2 & 3.

**V. UNFINISHED BUSINESS:**

1. Appointments to CRCOG Regional Planning Commission.

**VI. ADMINISTRATIVE BUSINESS:**

1. Set the effective date for the zone change from PC & RA to RA on property located at 120 Stafford Road, APN 148-021-0000.
2. Set the effective date for zone change from AA to MF on property located at 160 Windermere Ave, APN 026-002-0000 & 026-002-0033.
3. Approval of Meeting Minutes:
  - a. January 17, 2006 Special Meeting Minutes
  - b. January 30, 2006 Regular Meeting Minutes
  - c. February 2, 2006 Special Meeting Minutes
  - d. February 15, 2006 Special Meeting Minutes
4. Correspondence:
  - a. Letter to Robert Phillips, Town Planner from Attorney Ryan dated 2-15-06. (Effective Dates)
  - b. Letter to Steve Spencer from Lisa Houlihan, ZEO dated 2-13-06. (Lighting at 2/4 Nutmeg Drive)
  - c. CONNECTICUT FEDERATION OF PLANNING AND ZONING. (58<sup>TH</sup> ANNUAL CONFERENCE)
  - d. Letter to Mike Stupinski, First Selectman from Bruce Hoben dated 2-13-06. (Ellington Plan of Conservation and Development update)

**VII. ADJOURNMENT**